

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 2 LOT 82, LOCATED AT #82 PULPIT ROCK ROAD IN CHESTER, NEW HAMPSHIRE INTO ONE SINGLE FAMILY RESIDENTIAL LOT AND ONE OPEN SPACE LOT. NO NEW DEVELOPMENT IS PROPOSED AS PART OF THIS SUBDIVISION.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN FEBRUARY OF 2024.
- 3) CERTAIN PORTIONS OF THE PARENT PARCEL (TAX MAP 2 LOT 82) LIE WITHIN THE FLOOD HAZARD AREAS DESIGNATED AS ZONES A AND X, AS INTERPOLATED FROM THE FEMA FIRMS (FLOOD INSURANCE RATE MAPS) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #3301SC0355E AND #3301SC0365E, BOTH HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) THE PARENT PARCEL, MAP 2 LOT 82 IS SERVICED BY A PRIVATE WELL. THE NEWLY CREATED LOT IS NOT DEVELOPABLE AS ITS FRONTAGE IS ON A CLASS VI ROAD, AND THEREFORE WILL NOT REQUIRE WATER SERVICE.
- 5) THE PARENT PARCEL, MAP 2 LOT 82 IS SERVICED BY A PRIVATE SUBSURFACE DISPOSAL SYSTEM. THE NEWLY CREATED LOT WILL NOT REQUIRE A DISPOSAL SYSTEM (SEE NOTE 4).
- 6) PER NFPA NATIONAL FIRE CODE, ALL NEW PROPANE TANKS, IF REQUIRED, SHALL BE INSTALLED AT A DISTANCE NO LESS THAN 10' FROM ANY IMPORTANT BUILDING, SOURCE OF IGNITION, OR LINE OF ADJOINING PROPERTY THAT CAN BE BUILT UPON.
- 7) ALL SURVEY MONUMENTS DEPICTED "TO BE SET" SHALL BE SET OR BONDED PRIOR TO PLANNING BOARD APPROVAL. ALL MONUMENTATION SHALL CONFORM AS CLOSELY AS IS PRACTICALLY FEASIBLE TO ARTICLE IV, SECTION 3., 8. OF THE TOWN OF CHESTER, NEW HAMPSHIRE SUBDIVISION REGULATIONS, AS OF SEPTEMBER 27, 2017.
- 9) THE FIELD WORK PERFORMED FOR THIS SURVEY HAD A LINEAR ERROR OF CLOSURE PRECISION OF 1:55,564.
- 11) ALL ELEVATIONS REFERENCED HEREIN ARE BASED ON THE ESTABLISHED VERTICAL DATUM OF NAVD88 AND WAS ASSIGNED TO THIS SITE USING A REAL-TIME CORRECTED, POST-PROCESSED GLOBAL POSITIONING SYSTEM.

DATUM

HORIZONTAL: NAD83-2011
VERTICAL: NAVD88 - GEOID 12A

WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE CHESTER SUBDIVISION REGULATIONS:

- 1) SECTION 4.1.6: DEPICTION OF WETLAND & WATERSHED BOUNDARIES
2) SECTION 4.1.22: TOPOGRAPHIC MAP
3) SECTION 4.1.24: SUBSOIL EXAMINATION

ZONING ANALYSIS TABLE

ZONING DISTRICT: R1- RESIDENTIAL/AGRICULTURAL	SING.-FAMILY
MINIMUM LOT SIZE (ACRES)	2
MINIMUM LOT FRONTAGE (FEET)	290
MINIMUM FRONT STRUCTURAL SETBACK (FEET)	40
MINIMUM SIDE STRUCTURAL SETBACK (FEET)	25
MINIMUM REAR STRUCTURAL SETBACK (FEET)	25
MAXIMUM BUILDING HEIGHT (STORIES)	2.5 (33')
MAXIMUM IMPERVIOUS SURFACE AREA OF LOT	15%
MAXIMUM POORLY DRAINED SOIL AREA (20% OF MINIMUM LOT SIZE) OF LOT (Sq. Ft.)	17,424

SHEET INDEX

DESCRIPTION	SHEET NO.
OVERVIEW PLAN	1
SUBDIVISION PLAT	2-4

NOTE:
SHEETS 1 - 4 OF 4 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE CHESTER PLANNING BOARD. ALL 4 SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE CHESTER PLANNING BOARD SHALL BE ON FILE AT THE CHESTER PLANNING DEPARTMENT.

PLANS OF REFERENCE

- 1) "BOUNDARY LINE AGREEMENT PLAT OF TAX LOT 2-82 IN CHESTER, N.H."; PREPARED FOR: ROBERT C. & JILL F. BUELTE; PREPARED BY: B.V. PEARSON ASSOCIATES; DATED: APRIL 15, 1980; SCALE: 1"=200'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-9433.
- 2) "BOUNDARY LINE AGREEMENT & SUBDIVISION PLAT OF TAX LOT #5-115 IN CHESTER, N.H."; PREPARED FOR: ALBERT WARREN; PREPARED BY: B.V. PEARSON ASSOCIATES; DATED: OCT. 16, 1979; SCALE: 1"=200'. SEE RCRD PLAN No. D-9925.
- 3) "SUBDIVISION PLAN OF TAX LOTS 2-82 & 3-22 IN CHESTER, N.H."; PREPARED FOR: ROBERT C. & JILL F. BUELTE; PREPARED BY: B.V. PEARSON ASSOCIATES; DATED: JAN. 19, 1982; SCALE: 1"=200'. SEE RCRD PLAN No. D-14012.
- 4) "SUBDIVISION PLAT, MAP 3 LOT 6 - PULPIT ROCK ROAD IN CHESTER, NEW HAMPSHIRE"; PREPARED FOR: BERGE M. NALBANDIAN; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: FEBRUARY 21, 2001; SCALE: 1"=40'. SEE RCRD PLAN No. D-29592.
- 5) "SUBDIVISION PLAT, MAP 2 LOT 82"; PREPARED FOR: MACLEAN FAMILY REV. TRUST; PREPARED BY: PROMISED LAND SURVEY, LLC; SCALE: 1"=30'; DATED: JUL. 25, 2019; SEE RCRD PLAN No. D-43150.
- 6) "CONSERVATION EASEMENT PLAN, MAP 3 LOT 23"; PREPARED FOR: CHESTER CONSERVATION COMMISSION; PREPARED BY: ERIC C. MITCHELL & ASSOC. INC.; SCALE: 1" = 100'; DATED: SEP. 11, 2023; SEE RCRD PLAN No. D-44133.

STATE

- 1) NHDES SUBDIVISION APPROVAL: N/A (BOTH LOTS ARE LARGER THAN 5 ACRES)
- 2) NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55.

VARIANCE

ON OCTOBER 16, 2018 THE ZONING BOARD OF ADJUSTMENTS VOTED BY AN AFFIRMATIVE MAJORITY VOTE TO GRANT A VARIANCE FROM ARTICLE 5, SECTION 5.3.5, TABLE 1 TO PERMIT AN EXISTING HOUSE LOT WITH 40' OF FRONTAGE.
(VARIANCE WAS RESECURED WITH PRIOR SUBDIVISION OF LOT 82, DATED JANUARY 19, 2021, AND APPEAL THEREAFTER, PER CHESTER ZBA PER NOTICE OF DECISION ISSUED JUNE 15, 2021)

ABUTTERS

CHESTER

MAP 2 LOT 82-201
N/F THE CITELLI 2020 Tr.
CARL & JANET CITELLI, Tls.
73 PULPIT ROCK RD
CHESTER, NH 03036
RCRD: 6457/2919
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

MAP 2 LOT 82-4
N/F JOSEPH & BAILEY HANNA
71 PULPIT ROCK RD
CHESTER, NH 03036
RCRD: 5898/1060
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

MAP 3 LOT 6-3
N/F FAIRWIND PROPERTIES, INC
317 SOUTH RIVER RD
BEDFORD, NH 03110
RCRD: 6195/1137
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

MAP 3 LOT 21
N/F GOLDSMITH DECLARATION OF TRUST
ROBERT W. & MIRIAM E. GOLDSMITH
1016 N. STAGECOACH LN
FALL BROOK, CA 02028
RCRD: 3087/0729
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

CHESTER

MAP 3 LOT 23
N/F TOWN OF CHESTER
84 CHESTER ST
CHESTER, NH 03036
RCRD: 6028/1890
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

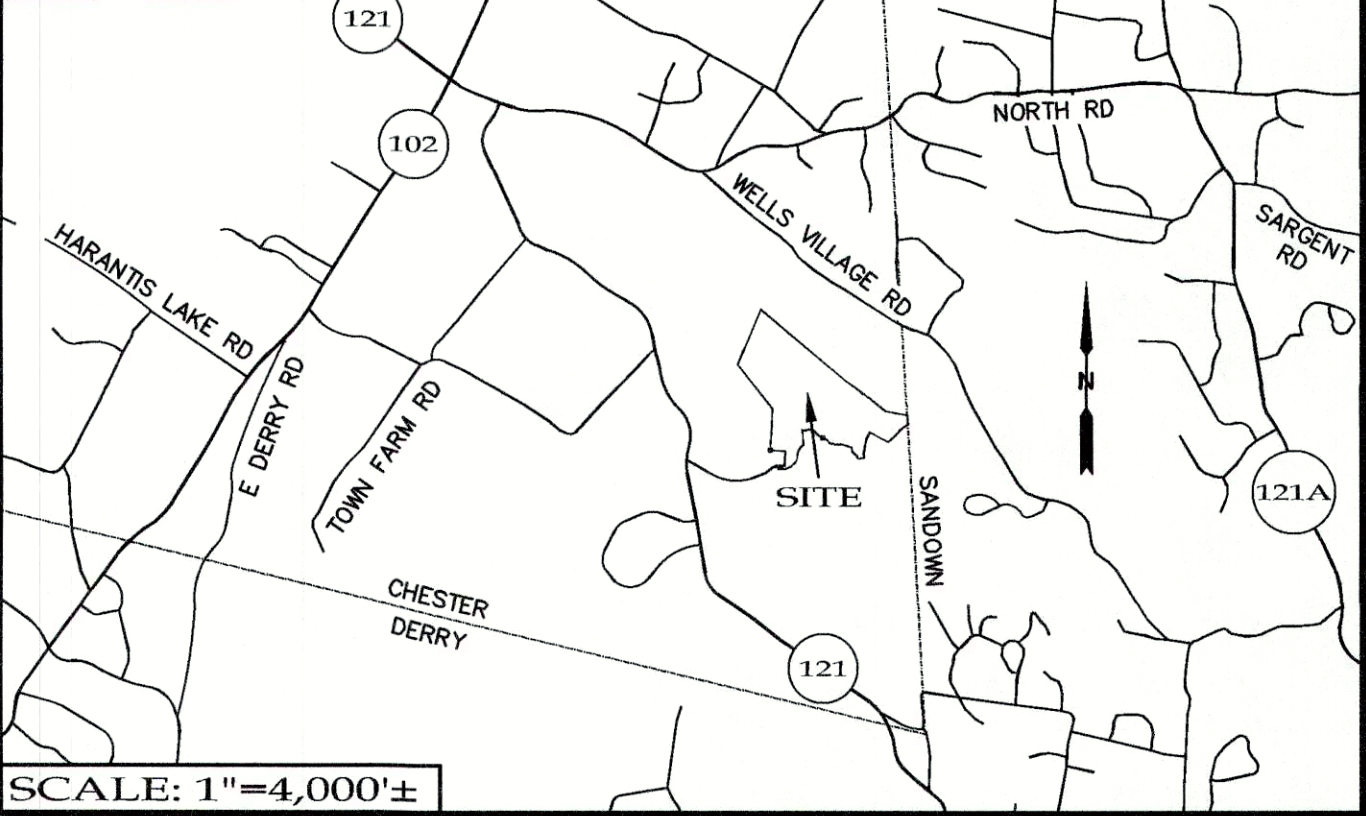
MAP 5 LOT 115
N/F CARRIE A. WIELAND REV. TRUST
CARRIE & MATTHEW WIELAND, Tls.
49A SANDY BEACH ROAD
SALEM, NH 03079
RCRD: 5829/1847
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

SANDOWN

MAP 13 LOT "UN-K"
N/F HAMPSHIRE VENTURES, INC.
317 SOUTH RIVER RD
BEDFORD, NH 03110
RCRD: 6179/2108
(RESIDENTIAL DISTRICT)

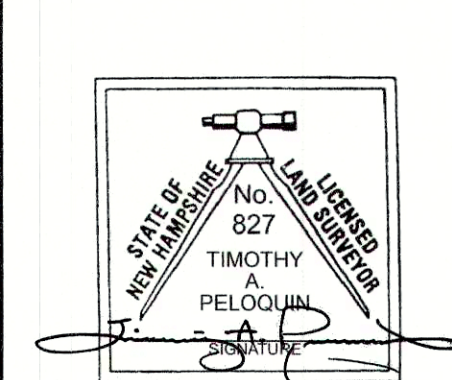
MAP 13 LOT 10
N/F TOWN OF CHESTER
84 CHESTER ST
CHESTER, NH 03036
RCRD: 6028/1890
ZONING: R
(RESIDENTIAL DISTRICT)

LOCUS MAP



LAND SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS BOUNDARY PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.



I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF CHESTER, NH IN ACCORDANCE WITH RSA 676.18 IV.

THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF THE NHLSA ETHICS AND STANDARDS. THIS SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2. OF SAID STANDARDS.

TIMOTHY A. PELOQUIN, LLS

04-18-2024
DATE

LAND OWNER OF RECORD

MACLEAN FAMILY REVOCABLE TRUST OF 2018
CHERYL A. MACLEAN-SMITH, TRUSTEE
6 ALDERWOOD DRIVE
STRATHAM, NEW HAMPSHIRE 03885
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5961 / PAGE 0294

EXECUTRIX OF ESTATE (CHERYL MACLEAN-SMITH)

DATE

APPROVED BY THE TOWN OF CHESTER
PLANNING BOARD ON:

CERTIFIED BY:

CHAIRPERSON

DATE

PLANNING COORDINATOR

DATE

OVERVIEW PLAN
MAP 2 LOT 82
MACLEAN FAMILY REVOCABLE TRUST OF 2018
82 PULPIT ROCK ROAD
CHESTER, NEW HAMPSHIRE
APRIL 18, 2024

PREPARED FOR/LAND OWNER:

MACLEAN FAMILY REV. TRUST OF 2018
6 ALDERWOOD DRIVE
STRATHAM, NEW HAMPSHIRE 03885

SCALE: 1"=300'

SHEET 1 OF 4

PREPARED BY:



Promised Land Survey, LLC

P.O. Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com
• Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY

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2) SECTION 4.1.22: TOPOGRAPHIC MAP
3) SECTION 4.1.24: SUBSOIL EXAMINATION

LINE TABLE

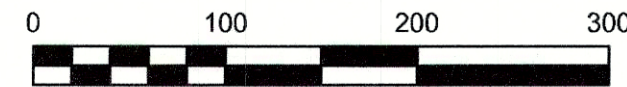
LINE	BEARING	DISTANCE
L1	S 09°13'45" W	58.57'
L2	S 56°49'09" W	40.55'
L3	S 42°33'41" W	21.89'
L4	S 29°00'03" W	39.49'
L5	S 20°56'18" W	22.58'
L6	S 25°02'53" W	36.46'
L7	S 29°03'48" W	28.94'
L8	S 02°03'44" W	47.39'
L9	S 44°51'11" W	38.34'
L10	S 49°40'49" W	28.03'
L11	S 52°04'19" W	45.97'
L12	S 87°04'35" W	16.18'
L13	N 80°08'15" W	10.63'
L14	N 67°11'29" W	86.22'
L15	N 76°21'43" W	23.89'

CURVE TABLE

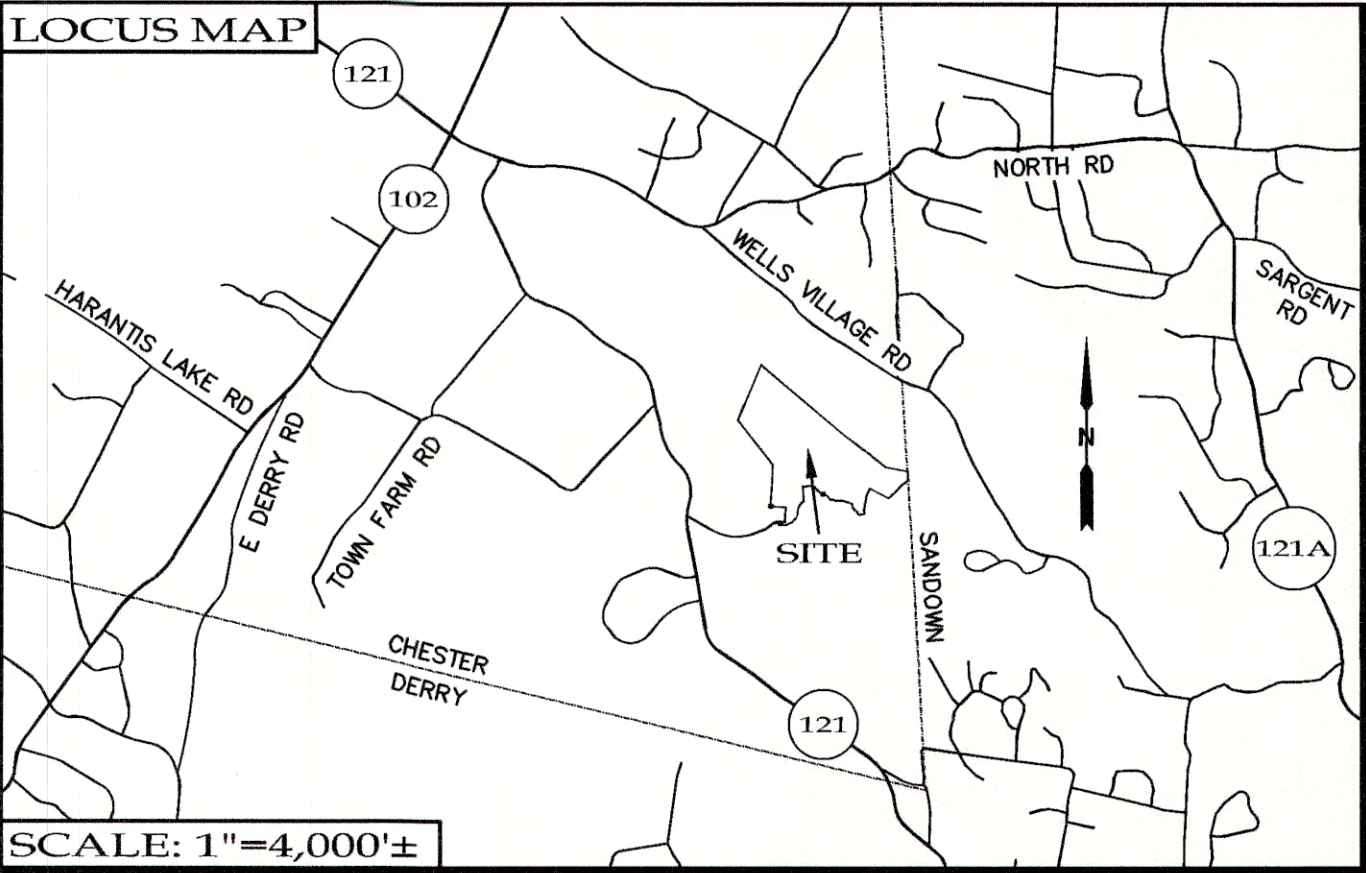
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	16.50'	4.11'	4.10'	S 49°41'25" W
C2	16.50'	3.91'	3.90'	S 35°46'52" W
C3	16.50'	2.32'	2.32'	S 24°58'10" W
C4	16.50'	7.78'	7.70'	S 15°33'46" W
C5	333.67'	61.48'	61.39'	S 08°14'25" W
C6	194.39'	93.28'	92.39'	S 27°56'47" W
C7	75.00'	40.00'	39.53'	N 15°59'29" E

ABUTTERS

CHESTER	CHESTER
MAP 2 LOT 82-201 N/F THE GTELLI 2020 Tr. CARL & JANET GTELLI, Tts. 73 PULPIT ROCK RD CHESTER, NH 03036 RCRD: 6457/2919 (GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)	MAP 3 LOT 23 N/F TOWN OF CHESTER 84 CHESTER ST CHESTER, NH 03036 RCRD: 6028/1890 ZONING: R1 (GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)
MAP 2 LOT 82-4 N/F JOSEPH & BAILEY HANNA 71 PULPIT ROCK RD CHESTER, NH 03036 RCRD: 5898/1060 ZONING: R1 (GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)	MAP 5 LOT 115 N/F CARRIE A. WELAND REV. TRUST CARRIE & MATTHEW WELAND, Tts. 49A SANDY BEACH ROAD SALEM, NH 03079 RCRD: 5829/1847 ZONING: R1 (GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)
MAP 3 LOT 6-3 N/F FAIRMND PROPERTIES, INC 317 SOUTH RIVER RD BEDFORD, NH 03110 RCRD: 6195/1137 ZONING: R1 (GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)	SANDOWN MAP 13 LOT "UN-K" N/F HAMPSHIRE VENTURES, INC. 317 SOUTH RIVER RD BEDFORD, NH 03110 RCRD: 6179/2108 (RESIDENTIAL DISTRICT)
MAP 3 LOT 21 N/F GOLDSMITH DECLARATION OF TRUST ROBERT W & MIRIAM E. GOLDSMITH 1016 N. STAGECOACH LN FALL BROOK, CA 02028 RCRD: 3087/0729 ZONING: R1 (GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)	MAP 13 LOT 10 N/F TOWN OF CHESTER 84 CHESTER ST CHESTER, NH 03036 RCRD: 6028/1890 ZONING: R (RESIDENTIAL DISTRICT)



NEW LOT
MAP 2 LOT 82-6
TOTAL AREA: 100.00 Ac.
(4,356,001 Sq. Ft.)



APPROVED BY THE TOWN OF CHESTER
PLANNING BOARD ON: _____

CERTIFIED BY: _____	DATE _____
CHAIRPERSON _____	DATE _____
PLANNING COORDINATOR _____	DATE _____

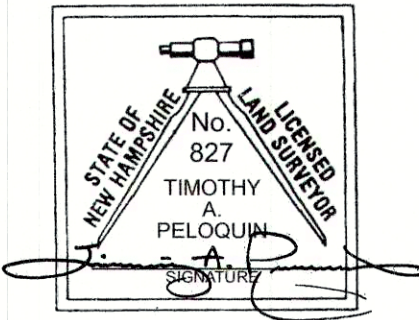
LAND OWNER OF RECORD
MACLEAN FAMILY REVOCABLE TRUST OF 2018
CHERYL A. MACLEAN-SMITH, TRUSTEE
6 ALDERWOOD DRIVE
STRATHAM, NEW HAMPSHIRE 03885
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5961 / PAGE 0294

EXECUTRIX OF ESTATE (CHERYL A. MACLEAN-SMITH) _____ DATE _____

LAND SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS BOUNDARY PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF CHESTER, NH IN ACCORDANCE WITH RSA 676:18 IV.
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TIMOTHY A. PELOQUIN, LLS _____ 04-18-2024
DATE

SUBDIVISION PLAT
MAP 2 LOT 82
MACLEAN FAMILY REVOCABLE TRUST OF 2018
82 PULPIT ROCK ROAD
CHESTER, NEW HAMPSHIRE
APRIL 18, 2024

PREPARED FOR/LAND OWNER:
MACLEAN FAMILY REV. TRUST OF 2018
6 ALDERWOOD DRIVE
STRATHAM, NEW HAMPSHIRE 03885

SCALE: 1"=100' SHEET 2 OF 4

PREPARED BY:

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REVISIONS			
NO.	DATE	DESCRIPTION	BY

VARIANCE

ON OCTOBER 16, 2018 THE ZONING BOARD OF ADJUSTMENTS VOTED BY AN AFFIRMATIVE MAJORITY VOTE TO GRANT A VARIANCE FROM ARTICLE 5, SECTION 5.3.5, TABLE 1 TO PERMIT AN EXISTING HOUSE LOT WITH 40' OF FRONTAGE.
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STATE

1) NHDES SUBDIVISION APPROVAL: N/A (BOTH LOTS ARE LARGER THAN 5 ACRES)
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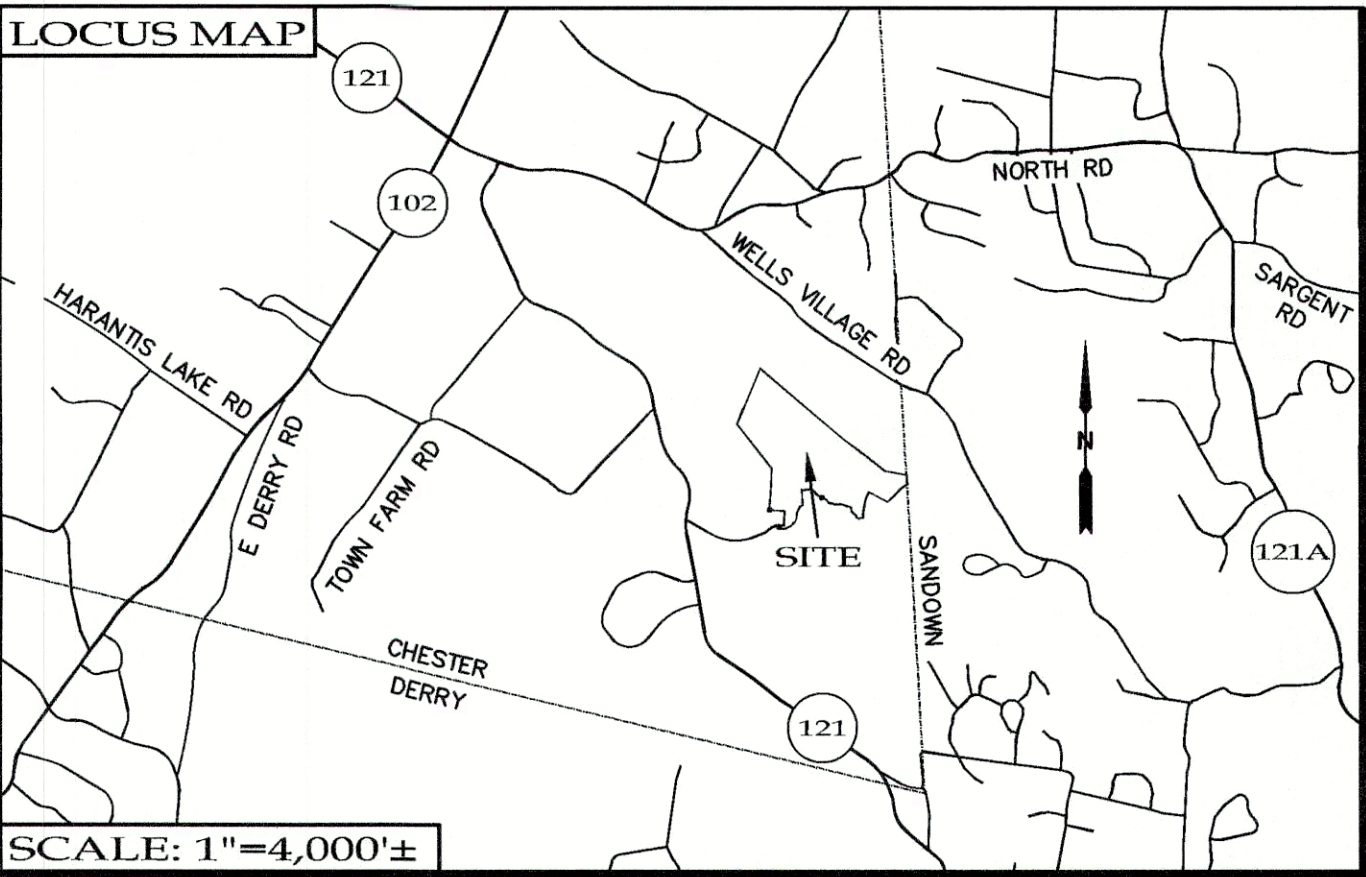
MAP 5 LOT 115
N/F CARRIE A. WELAND REV. TRUST
49A SANDY BEACH ROAD
SALEM, NH 03079
RCRD: 5829/1847
ZONING: R1

NEW LOT
MAP 2 LOT 82-6
TOTAL AREA: 100.00 Ac.
(4,356,001 Sq. Ft.)

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N/F CARRIE A. WELAND REV. TRUST
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RCRD: 5829/1847
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MAP 2 LOT 82-4
N/F JOSEPH & BAILEY HANNA
71 PULPIT ROCK RD
CHESTER, NH 03036
RCRD: 5898/1060
ZONING: R1

MAP 2 LOT 82
ORIGINAL AREA: 114.31 Ac.
(4,979,528 Sq. Ft.)
NEW AREA: 14.31 Ac.
(623,527 Sq. Ft.)



APPROVED BY THE TOWN OF CHESTER
PLANNING BOARD ON: _____

CERTIFIED BY: _____

CHAIRPERSON _____ DATE _____

PLANNING COORDINATOR _____ DATE _____

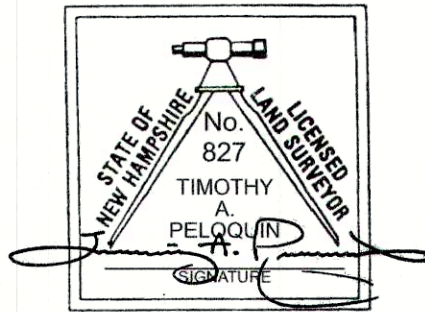
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CHERYL A. MACLEAN-SMITH, TRUSTEE
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82 PULPIT ROCK ROAD
CHESTER, NEW HAMPSHIRE
APRIL 18, 2024

PREPARED FOR/LAND OWNER:

MACLEAN FAMILY REV. TRUST OF 2018
6 ALDERWOOD DRIVE
STRATHAM, NEW HAMPSHIRE 03885

SCALE: 1"=100' SHEET 3 OF 4

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ON OCTOBER 16, 2018 THE ZONING BOARD OF ADJUSTMENTS VOTED BY AN AFFIRMATIVE MAJORITY VOTE TO GRANT A VARIANCE FROM ARTICLE 5, SECTION 5.3.5, TABLE 1 TO PERMIT AN EXISTING HOUSE LOT WITH 40' OF FRONTAGE
(VARIANCE WAS RESECURED WITH PRIOR SUBDIVISION OF LOT 82, DATED JANUARY 19, 2021, AND APPEAL THEREAFTER, PER CHESTER ZBA PER NOTICE OF DECISION ISSUED JUNE 15, 2021)

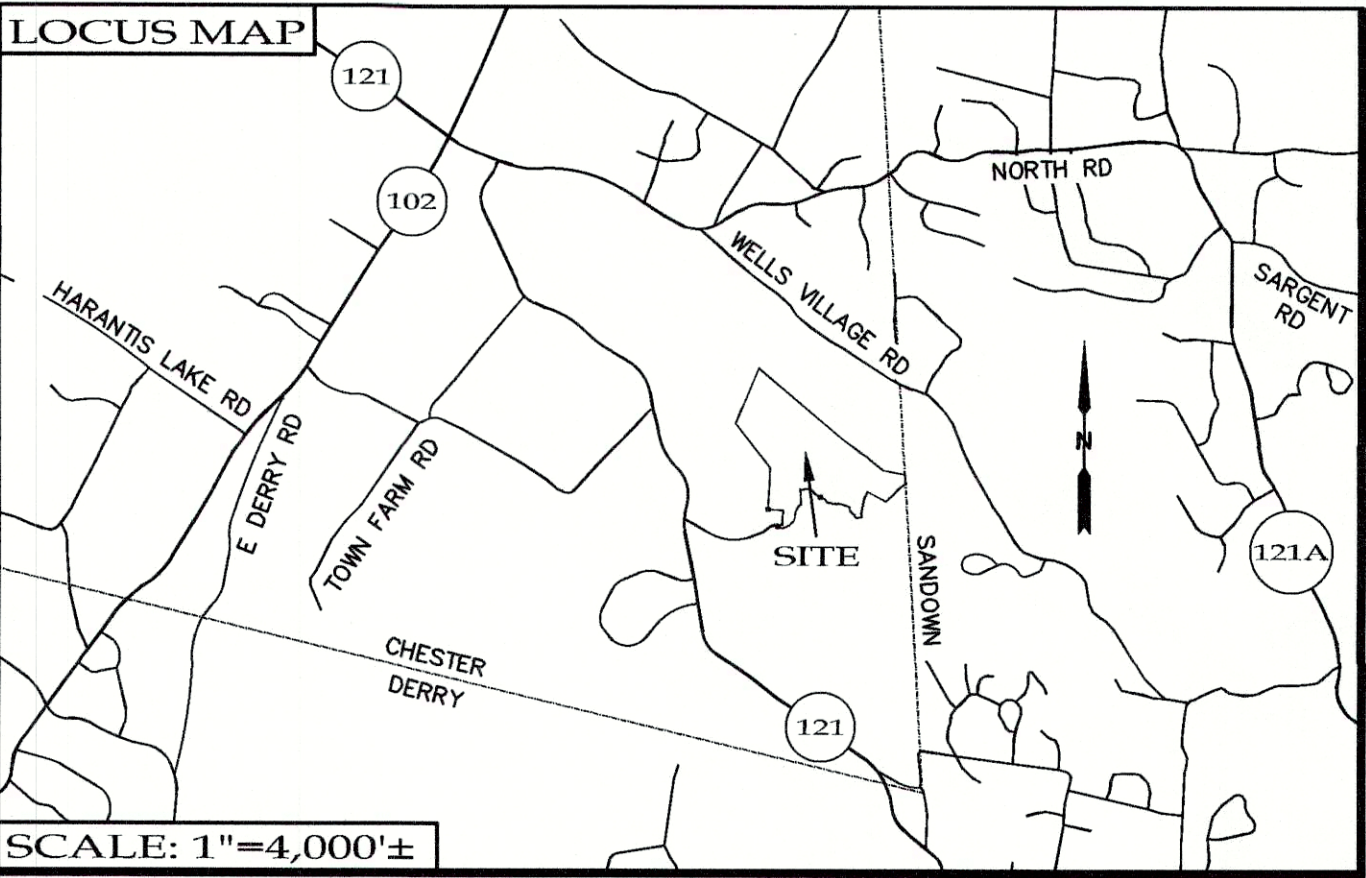
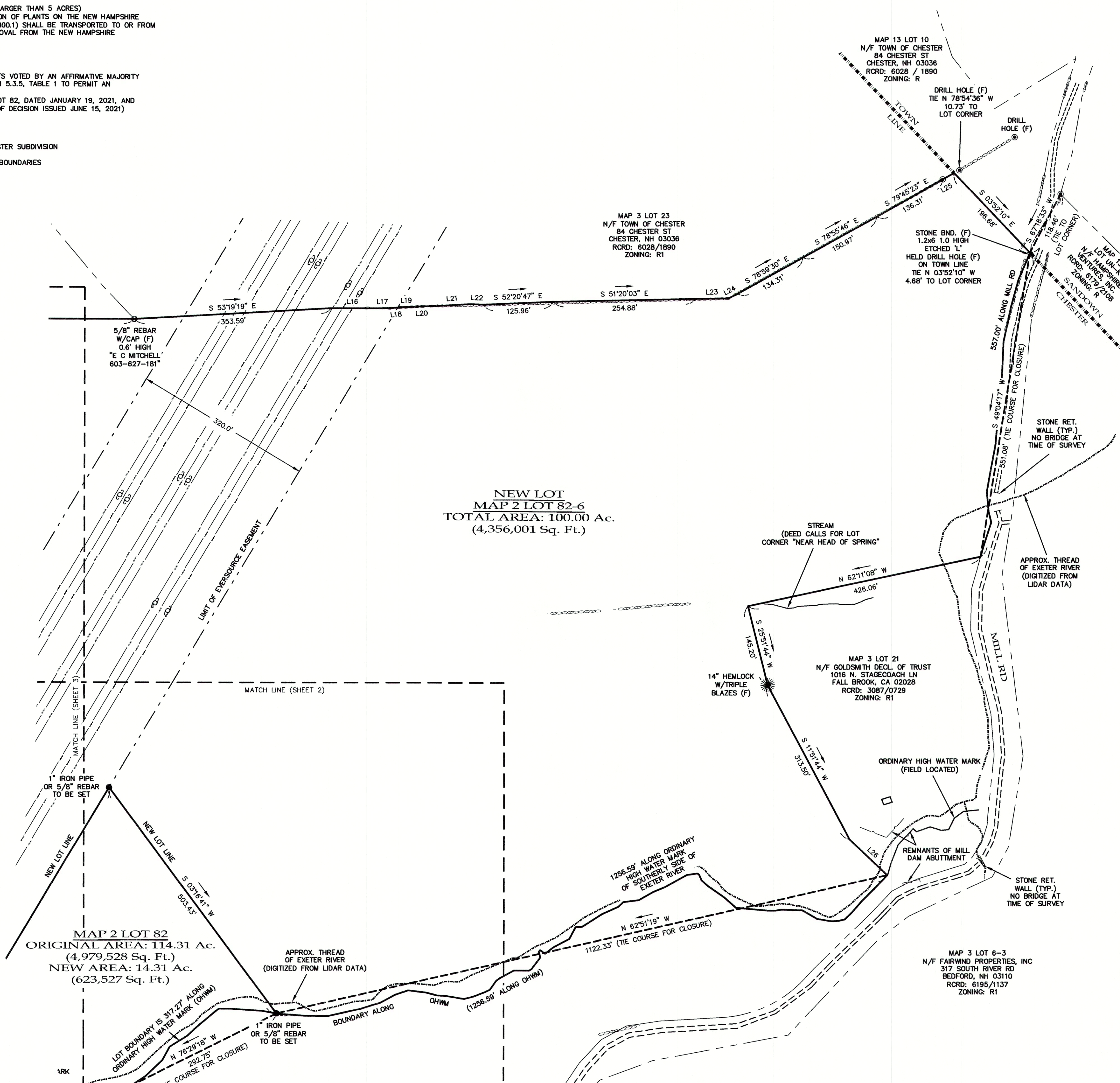
WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE CHESTER SUBDIVISION REGULATIONS:

- 1) SECTION 4.1.6: DEPICTION OF WETLAND & WATERSHED BOUNDARIES
2) SECTION 4.1.22: TOPOGRAPHIC MAP
3) SECTION 4.1.24: SUBSOIL EXAMINATION

LINE TABLE

LINE	BEARING	DISTANCE
L16	S 49°44'38" E	75.86'
L17	S 50°55'15" E	31.44'
L18	S 55°04'35" E	21.87'
L19	S 50°54'45" E	10.75'
L20	S 52°24'55" E	43.25'
L21	S 53°27'42" E	66.40'
L22	S 47°44'10" E	22.78'
L23	S 50°58'41" E	58.60'
L24	S 77°25'23" E	17.87'
L25	S 78°06'00" E	23.16'
L26	S 06°53'16" E	92.76'



APPROVED BY THE TOWN OF CHESTER
PLANNING BOARD ON: _____
CERTIFIED BY: _____
CHAIRPERSON _____ DATE _____
PLANNING COORDINATOR _____ DATE _____

LAND OWNER OF RECORD
MACLEAN FAMILY REVOCABLE TRUST OF 2018
CHERYL A. MACLEAN-SMITH, TRUSTEE
6 ALDERWOOD DRIVE
STRATHAM, NEW HAMPSHIRE 03885
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5961 / PAGE 0294
EXECUTRIX OF ESTATE (CHERYL A. MACLEAN-SMITH) _____ DATE _____

LAND SURVEYOR'S CERTIFICATION
I CERTIFY THAT THIS BOUNDARY PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.
I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF CHESTER, NH IN ACCORDANCE WITH RSA 676.18 IV.
THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION: 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF THE NHLSA ETHICS AND STANDARDS. THIS SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2. OF SAID STANDARDS.
TIMOTHY A. PELOQUIN, LLS _____ 04-13-24
DATE

SUBDIVISION PLAT
MAP 2 LOT 82
MACLEAN FAMILY REVOCABLE TRUST OF 2018
82 PULPIT ROCK ROAD
CHESTER, NEW HAMPSHIRE
APRIL 18, 2024
PREPARED FOR/LAND OWNER:
MACLEAN FAMILY REV. TRUST OF 2018
6 ALDERWOOD DRIVE
STRATHAM, NEW HAMPSHIRE 03885
SCALE: 1"=100' SHEET 4 OF 4

PREPARED BY:
Promised Land Survey, LLC
P.O. Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com
• Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS			
NO.	DATE	DESCRIPTION	BY

Appendix A - Subdivision & Lot-Line Adjustment Application

MAP # 2, LOT # 82

TO BE COMPLETED BY APPLICANT

1.

Owner of Record: MacLean Family Rev. Tr.; Cheryl MacLean-Smith, Tt

2.

Address 82 Pulpit Rock Rd

Chester, NH 03036

Telephone # _____

Name of Applicant if different than owner:
(Attach a letter authorizing representation)

Promised Land Survey, LLC

Address

See below

Telephone # _____

3.

Name of Lien Holder if different than owner:

Address

Telephone # _____

4.

Name of licensed engineer and/or land surveyor:

Timothy A. Peloquin, LLC (Promised Land Survey, LLC)

Address

PO Box 447

Derry, NH 03038

Telephone #

603-432-2112

5. Location of Subdivision (Street/Road Name):

82 Pulpit Rock Rd

6. Type of Subdivision?

_____ Major X Minor _____ Open Space

_____ Re-subdivision _____ Lot Line Adjustment

7. a. Total acreage of parcel: 114.31 Acres

b. Total acres of wetland: N/A Acres

c. Total acres of wetland impact: 0 Acres

d. Number of lots being created: 2

8. Zoning District: Residential (R-1) X Commercial (C) _____

9. Will there be further subdivision of this parcel within five (5) years of this approval?

 Yes X No

10. Is the road this subdivision is on paved X or gravel X?
(1st Lot) (2nd Lot)

11. Was this property the subject of a variance from the Zoning Board of Adjustment at any point in time?

X YES If Yes, Case #: None listed - Notice of Decision (Granted) is dated Jan. 9, 2024

NO

DO YOU HAVE THE FOLLOWING ITEMS ATTACHED?

Application Fee	<u>Y</u>
Completed Checklist	<u>Y</u>
List of Abutters	<u>Y</u>
Subdivision Plans X six (6)	<u>Y</u>
Other Required Documents per Ordinance/Regulations/Checklist	<u>Y</u>

<u>[REDACTED]</u>	<u>04-18-2024</u>
Signature of Applicant	Date

<u>[REDACTED]</u>	<u>04-18-2024</u>
Signature of Applicant	Date

<u>[REDACTED]</u>	<u>4/16/24</u>
Signature of Representative	Date
<u>[REDACTED]</u>	<u>4/16/24</u>
Signature of Owner of Record	Date

Please note that prior to applying to the Planning Board, all applicants for new Subdivisions must now first submit a brief application for review by the Town's Technical Review Committee. The application can be downloaded from the TRC's webpage on the Town's website.

05/01/02

Appendix B - Checklist for Subdivision & Lot-Line Adjustment Application

MAP # 2, LOT # 82

Date: 4/15/2024

Plan Title: "Subdivision Plat, Map 2 Lot 82"

Owner of Record: MacLean Family Revocable Trust of 2018

Applicant: Owner (Cheryl MacLean-Smith, Tt.)

Engineer / Surveyor: Timothy A. Peloquin, LLS (Promised Land Survey, LLC)

Street / Road Location: 82 Pulpit Rock Rd

Is this subdivision on a Class 5 or better road? See variance granted - one lot is, the other is not.

A. Show the following on your plot plan. Submit six plan copies:

1.	Names of and Map/Lot Numbers for all abutters	x
2.	Locus drawn to an adequate scale	x
3.	3" X 5" block for signatures of Planning Board	x
4.	Name of Proposed Subdivision	x
5.	Name and Address of the Owner of Record with signature	x
6.	Name and Address of the licensed engineer and/or land surveyor	x
7.	Name and Address of the Wetland and Soil Scientists and their seal	N/A
8.	Title, scale, north arrow, date and surveyor's seal	x
9.	Error of Closure statement and signature	x
10.	Certificate of Title (Deed Reference)	x
11.	Streets and Street Names	x
12.	Existing structures, wells, septic and leach field on property if applicable	x
13.	Services and Utilities	x
14.	Boundaries, rights of way, easements	x
15.	Total acreage and square footage of lot	x
16.	Individual acreage and square footage of each lot	x
17.	Location and description of all permanent lot boundary markers inclusive of easement markers, if required	x
18.	Reference to any variance from the ZBA	x
19.	State Approvals	N/A

(Waiver)

	Subdivision	N/A
	Site Specific	N/A
	Wetland Board	N/A
	Natural Heritage	N/A

B. Detailed Information to be included in the Application for Subdivision Acceptance.
Submit six (6) plan copies:

1. Wetlands - Identify and calculate on a plan: N/A - waiver requested

a.	Water courses and watersheds	N/A
b.	Open bodies of water	N/A
c.	Hydric A and B soils	N/A
d.	Application for Conditional Use Permit (If applying to Wetlands Board)	N/A

2. Soil Data N/A - waiver requested

a.	Topographic survey of entire parcel	N/A
b.	Subsoil data on individual lots	N/A
c.	Verification of subsoil testing from Building Inspector	N/A
d.	Prime Farmland. Identify in area _____ sq. ft.	N/A

3. Roads N/A - No new roads or development proposed

a.	Calculate water runoff	N/A
b.	Calculate water velocity	N/A
c.	Application for proposed road name	N/A
d.	Road plans with road profile	N/A
e.	Traffic Impact Study for four or more lots	N/A
f.	Total length of pavement from last point of multiple access	N/A

4.

Additional Information:

a.	Cluster Calculation	N/A
b.	Open Space Calculation	N/A
c.	*Copy of notification letter to utility (see attached)	x
d.	Application for Conditional Use Permit	N/A
e.	*Letter authorizing representation	x
f.	*Drainage Calculations on all subdivisions	N/A

For more detailed information regarding wetlands, soils and roads, refer to the Chester Zoning Ordinance and Subdivision Regulations. Both may be obtained from either the Selectmen's Office or the Planning Board Office during regular business hours. Should the Board have any particular concerns about the soils, they may wish to involve an engineering consultant. This is done at the expense of the applicant.



Signature of Owner of Record

4/16/24
Date



Signature of Representative

04-18-24
Date

*** Must be provided**

(Revised 5/1/2002)

Cheryl MacLean-Smith
Trustee of MacLean Family Revocable Trust of 2018
6 Alderwood Drive
Stratham, NH 03885

April 15, 2024


Promised Land Survey
PO Box 447
Derry, NH 03038

Dear Promised Land Survey,

I, Cheryl MacLean-Smith, Trustee of the MacLean Family Revocable Trust of 2018, grant you, Promised Land Survey, permission to represent the Trust before the Chester, NH Planning Board.

Please let me know if you need any additional information.

Sincerely,


Cheryl MacLean-Smith
Trustee-MacLean Family Revocable Trust of 2018

Subdivision / Site Plan Requirement - Waiver Request Form

Name of Subdivision / Site Plan: Subdivision Plat, Map 2 Lot 82

Street Address: 82 Pulpit Rock Rd

I Timothy A. Peloquin, LLS hereby request that the Planning Board waive the requirements of item 4.1.6 (Wetland Delineation) of the Subdivision / Site Plan checklists or regulations in reference to a plan presented by Promised Land Survey, LLC

(name of surveyor and engineer) dated 4/16/2024

for property tax map(s) and lot(s) 2-82

in the Town of Chester, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and; due to specific circumstances relative to the subdivision, or conditions of the land in such subdivision, the granting of this waiver would not be contrary to the spirit and intent of the Subdivision / Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed, please attach the appropriate documentation hereto):

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision / Site Plan regulations: (if additional space is needed, please attach the appropriate documentation hereto):

The purpose of the subdivision is to ultimately keep the newly created 100 acre lot in its current undeveloped state, as it will be

transferred to the owners of abutting land subsequent to this subdivision and serve
as open space for their planned development of the abutting parcel. While the wetlands
on lot 82 will ultimately be delineated, we ask that the requirement be waived for this initial step as no impacts will occur.

Signed:
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted:

Waiver Not Granted:

Subdivision / Site Plan Requirement - Waiver Request Form

Name of Subdivision / Site Plan: Subdivision Plat, Map 2 Lot 82

Street Address: 82 Pulpit Rock Rd

I Timothy A. Peloquin, LLS hereby request that the Planning Board

waive the requirements of item 4.1.22 (Site Topography) of the Subdivision / Site Plan

checklists or regulations in reference to a plan presented by Promised Land Survey, LLC

_____ (name of surveyor and engineer) dated 4/16/2024

for property tax map(s) and lot(s) 2-82

in the Town of Chester, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and; due to specific circumstances relative to the subdivision, or conditions of the land in such subdivision, the granting of this waiver would not be contrary to the spirit and intent of the Subdivision / Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed, please attach the appropriate documentation hereto):

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision / Site Plan regulations: (if additional space is needed, please attach the appropriate documentation hereto):

As the existing improvements are to remain as they are now on lot 82, and the newly created 100 acre lot is precluded from

development (see variance granted, NOD dated January 2024), we ask that the

requirement to show topographic contours be waived as the land is to remain

unchanged.

Signed: _____

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted:

Waiver Not Granted:

Subdivision / Site Plan Requirement - Waiver Request Form

Name of Subdivision / Site Plan: Subdivision Plat, Map 2 Lot 82

Street Address: 82 Pulpit Rock Rd

I Timothy A. Peloquin, LLS hereby request that the Planning Board waive the requirements of item 4.1.24 (Subsoil Examination) of the Subdivision / Site Plan checklists or regulations in reference to a plan presented by Promised Land Survey, LLC

(name of surveyor and engineer) dated 4/16/2024

for property tax map(s) and lot(s) 2-82

in the Town of Chester, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and; due to specific circumstances relative to the subdivision, or conditions of the land in such subdivision, the granting of this waiver would not be contrary to the spirit and intent of the Subdivision / Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed, please attach the appropriate documentation hereto):

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision / Site Plan regulations: (if additional space is needed, please attach the appropriate documentation hereto):

As the existing improvements are to remain as they are now on lot 82, and the newly created 100 acre lot is precluded from

development (see variance granted, NOD dated January 2024), we ask that the
requirement for a subsoil examination be waived as the land is to remain
unchanged.

Signed:
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted:

Waiver Not Granted:



Zoning Board of Adjustment

Return to PO Box 340
84 Chester Street
Chester, NH 03036

CHESTER, NEW HAMPSHIRE

NOTICE OF DECISION – GRANTED

Property Located in Chester, New Hampshire
Map/Lot #002-082-000 and 002-082-006
Address: off Mill Road
Date: January 9, 2024

1. You are hereby notified that the request of Fairwind Properties, Inc. c/o Bernstein, Shur, Sawyer & Nelson, P.A. on behalf of the MacLean Family Revocable Trust of 2018

For a Variance from Article 5, Section 5.3.5 Table 1 (Table of Dimensional Requirements) to permit a 100+/- acre lot to be subdivided from the existing 118+/- acre lot known as Map 2 Lot 82, where the proposed 100+/- acre lot will lack frontage on a Class V Road, where 290' of frontage on a Class V road are required, **has been APPROVED**

The intended use for the parcel is as conservation/open space land as part of a larger development with no intended construction contemplated on the 100+/- acre lot. The parcel would abut Class VI Mill Road for 578.' Mill Road is a Class VI road, subject to gates and bars.

Pursuant to ordinance definition 2.30 Frontage is defined as: "The distance along a lot line dividing a lot from a Town approved road."

Pursuant to ordinance Article 5, Section 5.3.5.3 Frontage and Article 5, Section 5.3.5 Table 1 "Every lot shall have the minimum required frontage on a Class V or better Town-approved highway."

FINDINGS OF FACT:

This variance approval is expressly subject to the incorporation of the promises made by the applicant and evidence presented to satisfy the five variance criteria.

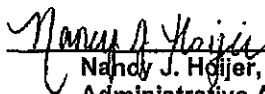
The Board finds that the applicant met each of the five criteria required for granting the variances; will not impact public interest, spirit of the ordinance, property values; the use is reasonable, and owing to special conditions of the property that distinguish it from other properties in the area, the property has a unique hardship owing to the size of the lot and its ecological significance.

Subject to the following conditions:

- There shall be no further subdivision of the remaining 18-acre parcel, with existing dwelling, to be created by the subdivision of the 118-acre subject property that would further reduce the frontage of the remaining 18-acre parcel.
- The Zoning Board of Adjustment's decision granting their request for relief from zoning ordinance Article 5, Section 5.3.5, Table 1, is not intended to supersede the requirements of RSA 674:41, I & II or zoning ordinance Article 4, Section 4.10.
- Applicant, or applicant's successor in interest, shall convey to the Town of Chester, a conservation easement or fee simple deed of the 100-acre parcel to be created, in a form acceptable to the Planning Board, within 90 days of Planning Board's approval of applicant's proposed "open space" subdivision.

By the affirmative vote of a majority of the Zoning Board of Adjustment.

Dated: January 10, 2024


Nancy J. Hojier,
Administrative Assistant

Appeal Rights: The selectmen, any party to this action, or any person directly affected has a right to move for a rehearing within 30 days from the date of the original hearing which resulted in this decision in accord with NH RSA 677:2 and RSA 679:5. Subsequent appeal rights to the Superior Court are governed by NH RSA 677:4 and appeals to the Housing Appeals Board are governed by RSA 679:6. See New Hampshire Revised Statutes Annotated, Chapters 677 and 679.

Abutters List (4-15-2024)

**82 Pulpit Rock Road
Chester, NH 03036
Map 2 Lot 82**

	Map	Lot	Owner
<u>Land Owner</u>	2	82	MacLean Family Rev. Trust of 2018 Cheryl MacLean-Smith, Tt. 6 Alderwood Dr Stratham, NH 03885

Abutters

Chester:

2	82-4	Joseph & Bailey Hanna 71 Pulpit Rock Rd Chester, NH 03036
2	82-201	The Citelli 2020 Tr. Carl & Janet Citelli, Tts. 73 Pulpit Rock Rd Chester, NH 03036
3	23	Town of Chester 84 Chester St Chester, NH 03036
3	6-3	Fairwind Properties, Inc. 317 South River Rd Bedford, NH 03110
3	21	Goldsmith Declaration of Trust Robert W. & Miriam E. Goldsmith 1016 N. Stagecoach Ln Fall Brook, CA 02028
5	115	Carrie Wieland Rev. Trust Carrie & Matthew Wieland, Tts. 49A Sandy Beach Road Salem, NH 03079

Sandown:

13	10	Town of Chester 84 Chester St Chester, NH 03036
13	"UN-K" f/k/a 3-6-3	Hampshire Ventures, Inc. 317 South River Rd Bedford, NH 03110

Land Surveyor

Promised Land Survey, LLC
PO Box 447
Derry, NH 03038